

FOR SUBLEASE

3686 BONNEVILLE PLACE

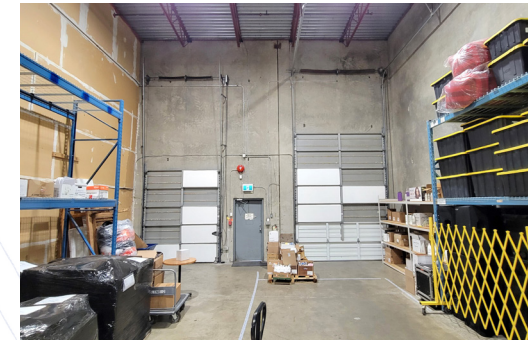
Unit 101 | Burnaby, BC



3,962 SF WAREHOUSE UNIT WITH OFFICE & SHOWROOM
REAR GRADE & DOCK LEVEL LOADING DOORS



**CUSHMAN &
WAKEFIELD**



LOCATION

The property is located in northeast Burnaby in the much sought after Winston/ Government Road industrial corridor, just south of Lake City. The property is conveniently located between the TransCanada Highway (HWY #1) and Lougheed Highway, providing easy access and egress for employees and commercial traffic. Production Way University SkyTrain Station is less than 700M (8 min walk) away.

PROPERTY FEATURES

- Concrete tilt-up construction
- 22' clear warehouse ceiling heights with sprinklers
- 1 Grade level loading door
- 1 Dock level loading door
- Warehouse heating - Gas-fired unit heaters
- Office / Showroom - HVAC
- 600 volts 3-phase electrical service
- Efficient lighting throughout the office and warehouse areas
- Front onsite parking plus unmetered street parking
- Nicely landscaped front areas and walkways
- Professionally managed and maintained complex

IMPROVEMENTS

On the main floor, the unit is improved with a showroom, 2 private offices, two washrooms and the balance high ceiling clear-span warehouse. The mezzanine level is finished with a boardroom, office and the balance open plan area.

AVAILABLE AREA

Warehouse	1,638 SF (Approx.)
Main Floor Office & Showroom	1,162 SF (Approx.)
Second Floor Mezzanine	1,162 SF (Approx.)
Total Area	3,962 SF

ZONING

M-5 (Light Industrial)

CONTRACTED NET LEASE RATES

\$19.36 PSF per annum (February 1, 2026 to January 31, 2027)
 \$20.06 PSF per annum (February 1, 2027 to January 31, 2028)

PROPERTY TAXES & OPERATING COSTS

\$7.44 PSF per annum (est. 2025)

SUBLEASE TERM EXPIRY

January 30, 2028

AVAILABILITY

Sixty (60) days



For more information, please contact:

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